



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – OCTOBER 26, 2015 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the August 24, 2015 and September 28, 2015 minutes.

Approval of the current Agenda.

Confirm dates for November and December 2015 Board meetings.

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

A.

DATE: October 26, 2015
ADDRESS: 2716 Indiana Avenue
ITEM: Preliminary Review: construction of a new single-family house
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



2716 INDIANA

OWNER/DEVELOPER:
City Life/Nicholas Shapiro

ARCHITECT:
U.I.C./Sarah Gibson

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval for the new construction, with the stipulation that the design of the front entry bay and dormer be reconsidered, the proposed and final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or
 2. The building to be constructed.

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example;

however, while the proposed design has a similar scale and form, it deviates from the ME in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
 1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The applicants have provided as Model Examples front façade photos of two similar, three-bay rowhouses, but have provided no addresses.

The proposed infill building is contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....
Complies. The Public Facade will face Indiana.
2. Setback
 1. New buildings shall have the same setback as adjacent buildings....
Complies.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The building's height and width are in compliance with the massing of the buildings to either side.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).

2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The building is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Does not comply. The windows of the front elevation are generally compatible with adjacent residential buildings, although they do not duplicate their details and trim, nor do they follow those of the Model Example.

However, the front façade presents a 2-story entry bay that rises to a wide wall dormer with large fixed window. The elements of this bay do not approximate the proportions of any similar elements on building in the district and the dormer design particularly is over-scaled and visually dominates the front façade.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entry on the Public Façade are generally in conformance with historic buildings on the block, although they do not exactly duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
 1. For walls:
 1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.
 2. Stone common to the Benton Park Historic District.
 3. Scored stucco and sandstone.
 4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Partly complies. The front elevation will be veneered in red brick. Both side elevations, which will be partly visible, will have a two-foot brick return; the remainder of the first 16 feet will be sheathed with fiberboard cement panels of varied sizes placed in an irregular pattern and painted a gray color. The use of flat concrete panels was agreed to by the Cultural Resources Office as an acceptable compromise to a larger brick return, the cost of which, the developer indicated, would have made the project economically infeasible. However, the panels were to be painted to match the façade brick. The proposed change to gray with the addition of a very irregular pattern of panel sizes and arrangement, work against any attempt to blend the new design into what is an entirely brick streetscape. The rear portion of each side facade will have painted lap siding.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

Complies. The foundation will be painted concrete in a limestone color.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Does not comply. As stated above, the sides of the building will be painted gray and will not replicate the color of a brick building.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2716 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for ... new construction" and introduces contemporary design for some of the smaller elements of the building.
- Materials and exterior colors are critical in promoting compatibility of contemporary design within a historic neighborhood; the design complies with a brick front façade and by maintaining a consistency of color on visible elevations.

- The proposed massing, scale, and proportions of the building are appropriate for its site and compatible with adjacent buildings. Despite a good deal of deviation from elements of the submitted Model Example, the design fits acceptably within the context of the block and district.
- The scale of several elements of the front façade and the color proposed for the side elevations are not compatible with the existing historic fabric.
- The visible sides of the house will present a considerable amount of cement siding — approximately one-quarter of each side façade. The new gray color selection, in conjunction with the mosaic-like pattern proposed for cement panels of varying heights and widths, will detract from the compatibility of the design and weaken the attempt to duplicate the appearance of a solid brick structure compatible with the historic district.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that the design of the front entry bay and dormer be reconsidered, and final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



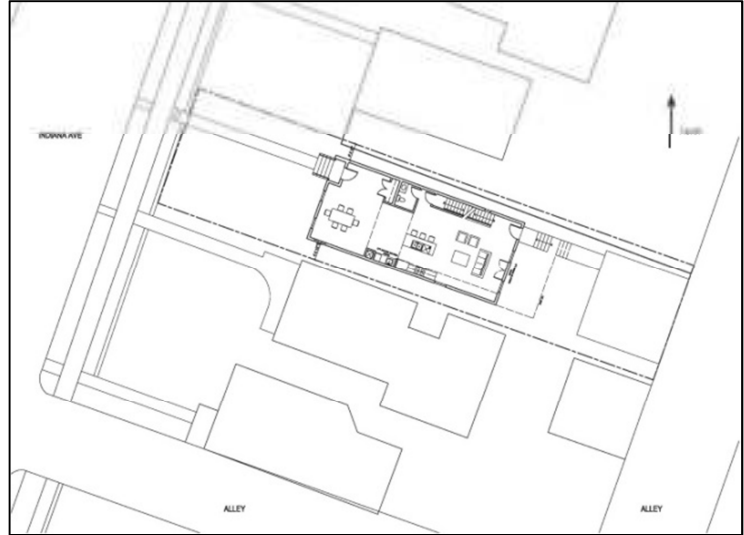
PROPOSED BUILDING IN CONTEXT WITH EXISTING FABRIC



SUBMITTED MODEL EXAMPLES



FRONT FACADE



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



SIDE FACADES — original color below





CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: October 26, 2015
ADDRESS: 2858-62 Indiana Avenue
ITEM: Preliminary Review: construction of three detached single-family houses
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



2758-62 INDIANA

OWNER/DEVELOPER:

City Life/Nicholas Shapiro

ARCHITECT:

U.I.C./Sarah Gibson

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval for the new construction, with the stipulation that the design of the front entry bay and dormer be reconsidered, and final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct three single-family residences on two large vacant parcels.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

3. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

2. A building or element(s) of a single building type or style constructed prior to 75 years ago:
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 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 3. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 4. Of a comparable form, architectural style and use as:
 3. The building to receive the constructed or reconstructed element; or
 4. The building to be constructed.

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example;

however, while the proposed design has a similar scale and form, it deviates from the ME in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
 1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The applicants have provided as Model Examples front façade photos of two similar, three-bay rowhouses, but have provided no addresses.

The proposed infill buildings are contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....
Complies. Public Facades will face Indiana.
2. Setback
 1. New buildings shall have the same setback as adjacent buildings....
Complies. The setback of the block is irregular; the proposed buildings will conform to the setback of the majority of buildings on the block and will be a transition between the setback of the single-family to the north and the commercial/residential building on the corner.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The buildings' heights and widths are in compliance with the massing of most of the buildings on this block of Indiana. The block has buildings of varying scale: to the north of the project site is a 1-1/2 story house with a gambrel roof, a 2-1/2 story with mansard roof and a 3-story building. Directly south of the site is a large commercial/residential building. The height of the proposed buildings will

form an appropriate transition between the differing heights of the adjacent properties.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The design is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.5 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Does not comply. The windows of the front elevation are generally compatible with adjacent residential buildings, although they do not duplicate their details and trim, nor do they follow those of the Model Example.

However, the front façade presents a 2-story entry bay that rises to a wide wall dormer with large fixed window. The elements of this bay do not approximate the proportions of any similar elements on building in the district and the dormer design particularly is over-scaled and visually dominates the front façade.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entries on the Public Façades are generally compatible with historic buildings on the block, although they do not duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
 1. For walls:
 1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Partly complies. Front elevations will be veneered in red brick. Both side elevations, which will be partly visible, will have a two-foot brick return; the remainder of the first 16 feet will be sheathed with fiberboard cement panels of varied sizes placed in an irregular pattern and painted a gray color. The use of flat concrete panels was agreed to by the Cultural Resources Office as an acceptable compromise to a larger brick return, the cost of which, the developer indicated, would have made the project economically infeasible. However, the panels were to be painted to match the façade brick. The proposed change to gray and a very irregular panel design work against any attempt to blend the new design into what is an entirely brick streetscape. The rear portion of each side facade will have painted lap siding.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

Complies. Foundations will be painted concrete in a limestone color.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Does not comply. As stated above, the sides of the building will be painted gray and will not replicate the color of a brick building.

4. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2858-62 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.

- The design for the new building uses the Model Example as a basis for “comparison and as a source of ideas for ... new construction” and introduces contemporary design for some of the smaller elements of the building.
- Materials and exterior colors are critical in promoting compatibility of contemporary design within a historic neighborhood; the design complies with a brick front façade and by maintaining a consistency of color on visible elevations.
- All three buildings will be identical in design and materials.
- The proposed massing, scale, and proportions of the buildings are appropriate for its site and compatible with adjacent buildings. Despite a good deal of deviation from elements of the submitted Model Example, the design fits acceptably within the context of the block and district.
- The scale of several elements of the front façade and the color proposed for the side elevations are not compatible with the existing historic fabric.

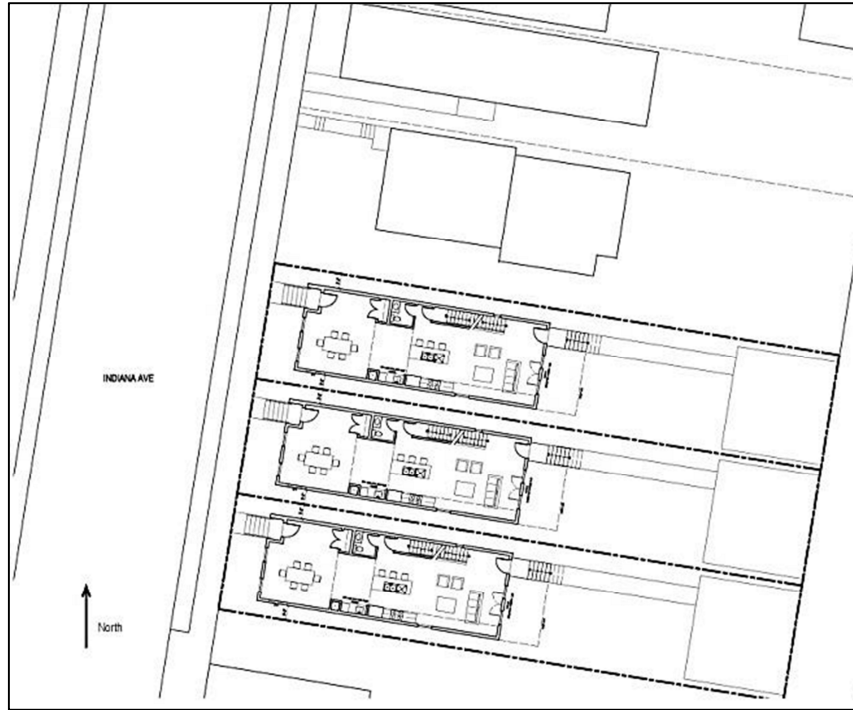
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that the design of the front entry bay and dormer be reconsidered, and final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



PROPOSED BUILDINGS IN CONTEXT WITH EXISTING FABRIC



SUBMITTED MODEL EXAMPLES



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



FRONT ELEVATION



PREVIOUS DESIGN



NORTH FACADES DESIGN — NOTE HEIGHT OF WALL DORMER AT FRONT ELEVATION



PREVIOUS SUBMISSION — NOTE COLOR CHOICE AND HEIGHT OF WALL DORMER



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: October 26, 2015
ADDRESS: 4172 Blaine Avenue
ITEM: New construction: construct one two-story, single-family house
JURISDICTION: North I-44 Certified Local Historic District — Ward 19
STAFF: Jan Cameron, Cultural Resources Office



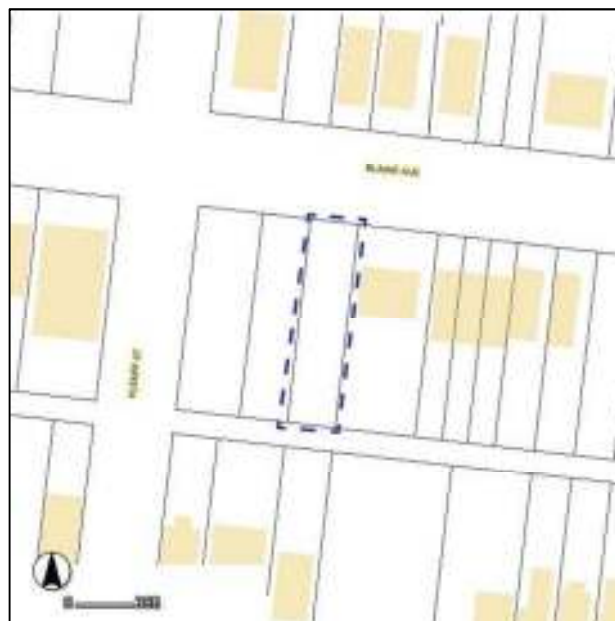
4167 MCREE

OWNER/APPLICANT:

Botanical Heights Homes, LLC
Sarah Gibson

RECOMMENDATION:

That the Preservation Board grant preliminary approval with the condition that fenestration and panel arrangement be revised and final plans, exterior materials and colors be approved by the Cultural Resources Office staff.



THE PROJECT

The applicant proposes to construct a detached two-story, single-family house in the North I-44 Local Historic District. It will be of a different design than previously-approved infill buildings.

RELEVANT LEGISLATION:

Excerpt from Ordinance #60370, North I-44 Local Historic District Use, Construction and Restoration Standards:

1. Exterior Materials:

Exterior Materials shall be generally consistent over the entire block face and shall be limited to materials that were originally used to construct residences in the neighborhood. Such materials may be integral with the building's structure, a surface or enclosure, or an ornament on the building. The dominant facade material over the entire area is red brick. There are very few buildings with stone facades, some yellow brick buildings, and a few wood frame structures.

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

APPROVED:

Brick	Stone
Glass	Wood (<i>for unenclosed rear porches, decorative trim...</i>)
Aluminum or steel gutters	

PROHIBITED:

Permastone	Expanded metal screens
Stucco	Raw aluminum or galvanized steel
Aluminum or T-111 Siding	Porcelainized metal panels

a. Color:

There shall be no painting of unpainted masonry buildings. Previously painted buildings, if changed, must be either chemically cleaned or repainted a brick red color. The range of colors used on facades should unify the area while emphasizing the distinct qualities of each building. The dominant color applied to the building shall be a background somewhat neutral in color, and shall approach the value and intensity of natural materials, such as brick and stone. Brighter complementary colors shall be limited to the trim.

Front façade material complies. A dark red brick is proposed for the front façade and returns several feet on the west, meeting the requirement that exterior materials of new buildings be compatible to historic buildings and that façade colors should be uniform and neutral.

The proposed cement siding does not comply with the standards, which limit the use of wood or replica wood to decorative trim and appendages. Lap siding with a

four-inch reveal will clad most of the first story of each side elevation. Siding has been approved in similar locations on other new buildings in the district.

Houses are intended to be constructed on the parcels to the west of the project site; but because of the wide side yard, the eastern façade will be permanently exposed to street view. The second story of the east façade and both first and second story of the west, will be sheathed in flat panels of cementboard, of varied sizes and arranged in irregular patterns. This treatment diminishes the appearance of a flat surface and runs counter to the consistency recommended by the standards.

2. Height and Location:

a. Height:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block. Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

Complies. The 2-story height of the building is consistent with historic buildings opposite and with recent infill structures. The house adjacent to the west is a 1-story ranch house, set upon a high grade. The proposed house at 4174 will be an acceptable transition between the smaller house and the two 2-story houses planned to be constructed at the corner

b. Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback. Commercial structures may adhere to additional setbacks, if necessary, in order to provide parking for their business use.

Location, width of the building and proposed setbacks all comply. Spacing does not. The prospective owners have purchased two parcels and there have a wide side yard on the east. However, the block has received a number of infill buildings, dating from the 1960s, and as a result, its originally rhythm has been reduced.

3. Details:

a. Original details, such as cornices, roof brackets, etc., shall be maintained, repaired or replaced as close to the original features as possible. Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

Does not comply. The proposed design purposely avoids architectural details such as sills and lintels that are typical of historic buildings. It follows a contemporary vocabulary already present in other new buildings, but retains the appearance of punched openings and in most instances, the proportions and vertical orientation of historic double-hung sash.

- b. Primary (front) doors must be of wood. If modern storm doors are used, they must be of color-clad material and full-light. Flush doors are prohibited. Flush doors with novelty treatments are also prohibited.

Does not comply as the applicant proposes to use steel doors as it has done on other properties in the historic district.

- c. On each elevation, window patterns shall reflect the original configuration. Windows, as well as doors and other openings on both new and renovated structures shall be in the same horizontal and vertical size and style as in the original buildings in the area. Both new and replacement windows shall be limited to wood or color-finished metal. Raw or uncolored aluminum is prohibited for storm windows or prime replacement windows. If used, storm windows must be mounted to or fit between the blind stops of the existing window.

Does not comply. While the material of the proposed windows is compliant, color-finished aluminum-clad wood, the fenestration pattern of the front façade is asymmetrical: windows differ in size, function and placement. Neither the fenestration pattern nor the sizes of the windows is comparable to windows in the historic residences in the district. As this building will not have a front porch, this unusual asymmetry will be particularly evident.

- e. Roofs:

Any change to roof materials require a building permit. On blocks where a roof line and shape is dominant, new or renovated structures shall have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures shall have roof shapes and lines compatible with adjacent buildings. Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood.

Does not comply. Flat roofs predominate on the block. The shed roof of the proposed building façade continues the “flounder” shape recently approved by the Preservation Board for a multi-unit development under construction further east on Blaine, which combines 2-story houses and 1-story “flounder” designs.

4. Site Improvements:

- a. Walls and Fences:

- 1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

A wood privacy fence of horizontal boards is proposed to enclose the east side yard. While the material and placement comply with the standards, the design is contemporary and not compatible with the historic character of the district.

PRELIMINARY FINDINGS AND CONCLUSION:

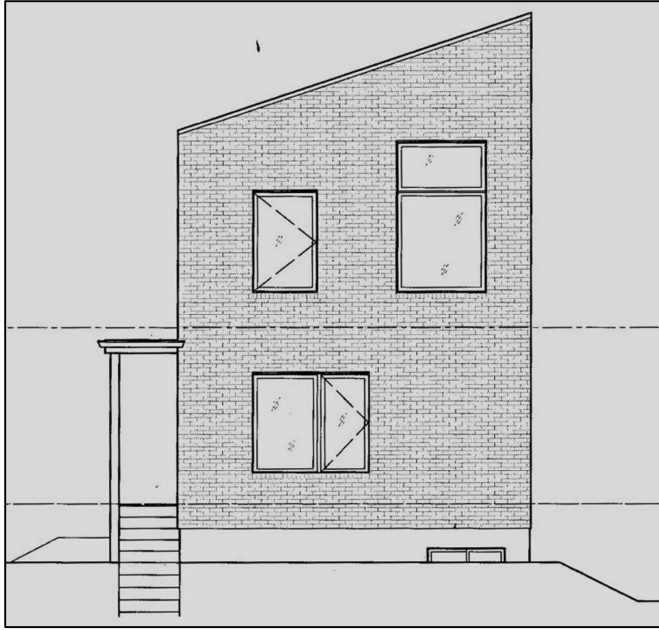
The Cultural Resources Office consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

- The proposed site for construction, 4172 Blaine Avenue, is located in the North I-44 Local Historic District. The design is proposed for only this location.
- The applicant intends to construct one multi-story house in a contemporary design on two adjoining parcels.
- While the developer intends to construct two other 2-story houses the parcels to the west of the site, the east façade will face a wide side yard and be permanently exposed to view.
- The style of this building is not in compliance with most of the district standards for new construction, which do not address contemporary design. Recent buildings erected in the district, however, have established a new architectural vocabulary and therefore it appears appropriate to support some exceptions to the existing standards. The unusual fenestration pattern of the front façade, however, creates a disparate element which counters other compatible aspects of building design.
- A dark red brick, the dominant material in the district, is proposed for the front façade, which complies with the district standards.
- The highly-visible sides of the house will present a considerable amount of cement siding, with the majority of each façade arranged in a mosaic-like pattern of cement panels of varying heights and widths, which will detract from the compatibility of the design.

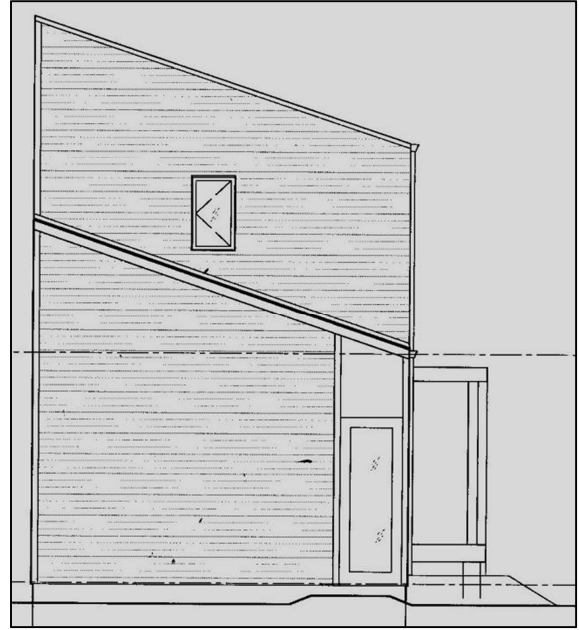
Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed design, with the condition that proportions and size of the front windows be revised, and the pattern of cement panels be simplified and regularized to bring the project into compliance with the historic district standards, and that final plans, exterior materials and colors be reviewed and approved by the Cultural Resources Office.



PROPOSED CONSTRUCTION AND FENCE SHOWN IN STREETSCAPE



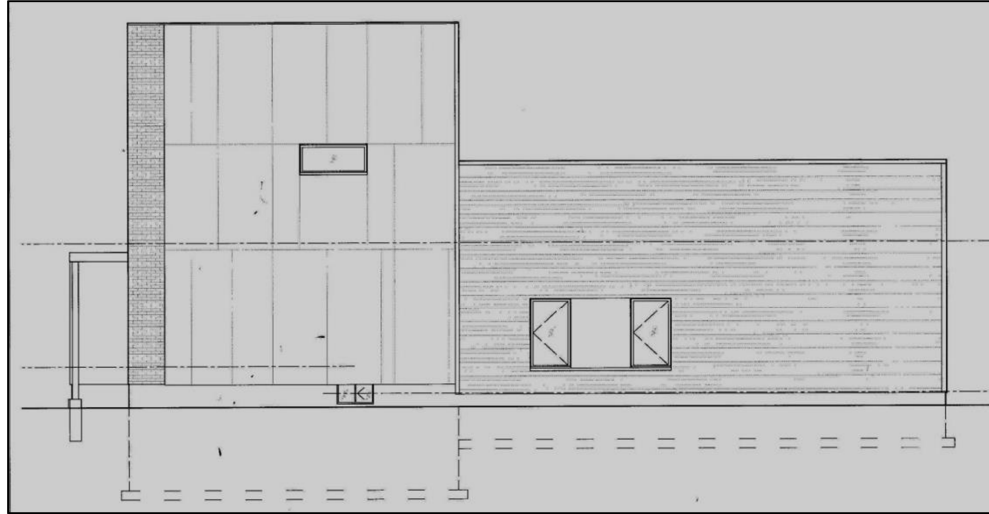
FRONT ELEVATION



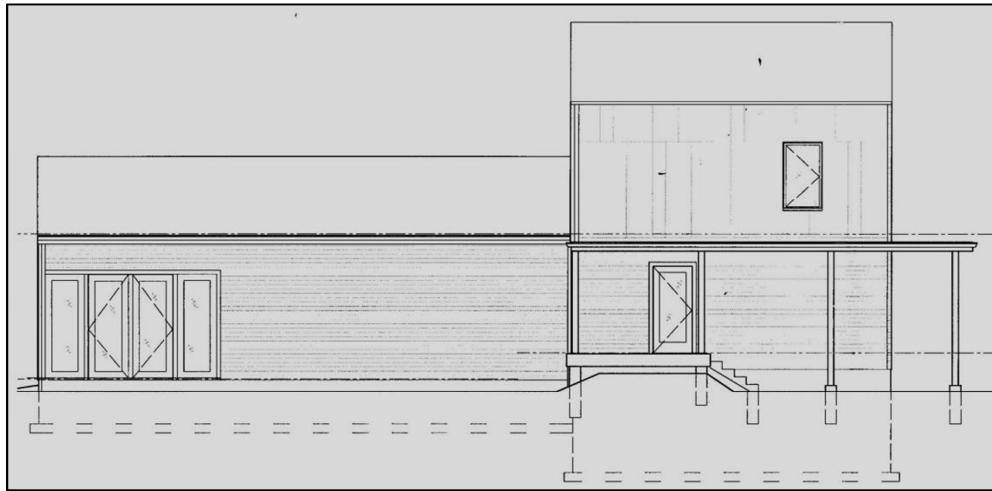
REAR ELEVATION



PROPOSED SITE PLAN SHOWING EXISTING HOUSE AT RIGHT AND PENDING HOUSE CONSTRUCTION AT LEFT



EAST ELEVATION



WEST ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: October 26, 2015

ADDRESS: 4490 and 4494 Lindell Boulevard
ITEM: Preliminary Review to rehabilitate two office buildings
JURISDICTION: Central West End Certified Local Historic District — Ward 17
STAFF: Betsy Bradley, Director, Cultural Resources Office



4490 AND 4494 LINDELL BOULEVARD

OWNER

Optimist International

APPLICANT

Mark Venturella, The Koman Group

RECOMMENDATION:

That the Preservation Board grant preliminary approval to the proposed changes to the east building, and consider approval of this remodeling project due to the unusual construction of the pavilion building if it is convinced of several important factors.



THE PROJECT:

The Optimist International property consists of the corner building, referred to as the pavilion, erected in 1961-62, and the east building completed in 1978. Both buildings were designed by Hari Van Hoefen of the firm Schwarz & Van Hoefen. The Optimist International organization, which has used the property as its headquarters office building, placed the property on the market by December 2013. A Covington Realty Partners of Clayton redevelopment proposal to demolish both buildings and construct a residential tower made public in May 2014 did not go forward. The Koman Group acquired an option to purchase the property in February 2015 and made public its plans to convert the two buildings into Class A Commercial office space in August 2015.

The corner building, the pavilion, is a distinctive design with expressive, triangular in section concrete columns connected to cantilevered floor slabs; the exterior columns define wall bays on the east and west sides consisting of a pair of narrow, slot windows that extend from floor to ceiling, except for small solid panels. The Lindell and south façades have the same window pattern flanking central areas filled with an aluminum storefront assembly on the Lindell façade and a service area on the south façade. The east building is a more sober expression of modernism, designed to be a companion to the more distinctive corner building.

The proposal is to maintain both buildings; the only addition to the footprint would be to expand the depth of the narrow connector between the two buildings, a component that would not be visible from the street. The distinctive exterior “exo-skeletal” columns of the pavilion, as well as the projecting elements of the 1978 building, would be retained. The site plan and exterior landscaping elements would remain, including the distinctive black-rock retaining walls.

Nevertheless, the proposal is to make more than the usual extent of alterations to the two buildings to convert them into first-class office space. The applicant explains the basis of the alterations as two-fold: the condition of the enclosing walls is reported to be unusual in design and not performing well, and would be nearly impossible to repair if left in place. Replacement in-kind is not proposed for the second reason: the limited number and size of the windows does not provide the daylight considered to be ideal for office spaces. Consequently, rather than replace the exterior walls, the applicant proposes a new wall design that evokes the original bay divisions through patterning in the glazing. An additional change is proposed for the Lindell facade, lowering the grade at the entrance to allow for at-grade access rather than at a mid-floor platform.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Revised Rehabilitation and New Construction Standards for Ordinance #56768, the Central West End Historic District.

I. Introduction

The primary objective of the Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the historic district. In pursuit of this objective, these standards embrace as their fundamental or underlying guiding principle the concept that original or historically significant materials and

architectural features of the buildings within the historic district shall be maintained and repaired whenever possible rather than replaced. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction that creates an overall image within this historic district. Historic architectural features and materials shall be retained. Where severe deterioration requires replacement, the new shall match the old in design, color, texture and other visual qualities.

The intent statement of the district standards does not differentiate between contributing and non-contributing buildings. The stated primary objective is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the historic district.

The district standards refer to contributing and non-contributing properties in the Demolition section. The document that differentiates between the two types of buildings is the map associated with the Certified Local Historic District submittal, which was a requirement at the time to identify which buildings would be eligible for federal historic tax credit use. This map does not denote any buildings erected after 1941 as contributing and identifies both Optimist buildings as non-contributing due to the age cut-off.

The 1962 pavilion is over 50 years of age and is considered to be architecturally significant. The 1978 east building, while part of the Optimist property, is a separate building and does not have the exceptional architectural significance that would make it eligible for National Register listing. For this reason, changes that avoid making the building a less compatible companion to the pavilion and partial remodeling are acceptable. Therefore most of the comments about the standards address the corner pavilion.

IV. COMMERCIAL BUILDING DESIGN STANDARDS

Repairs and Rehabilitation in Historic Commercial Buildings

On historic commercial buildings, original architectural elements and decorative details, windows, brackets, friezes, balconies, shutters, historic glass, etc., provide texture that is an important feature of the historic district. In an effort to retain this texture, substitution of historic materials is discouraged. Wherever possible, element should be repaired rather than replaced. The Cultural Resource Office should be contacted for professional advice. The addition or removal of decorative elements, e.g., window pediments, bracketed hoods over doors, door surrounds, etc., normally is prohibited unless addition or replacement would return the building to its original design. Proposed exceptions shall be subject to review of design suitability and approval by the Cultural Resources Office staff.

A. Materials

Original or historically significant materials shall be maintained and repaired rather than replaced. Where repair is not possible, material should be replaced in-kind, i.e., new material should match the existing in type, size shape, profile and material. Use of imitative material on historic commercial buildings is generally discouraged and will be evaluated on a case-by-case basis.

1) Masonry — Bricks and Mortar; Stone

Repair and replace damaged bricks and mortar with bricks and mortar to match the existing. Repair damaged stone with stone to match the existing. Care should be taken to repoint historic masonry with mortar that matches the existing in color, texture, strength and composition. Using an inappropriate mortar mix with a higher concentration of Portland cement can cause damage to historic bricks and stone. Mortar joints should also match the existing (original) joint profile, i.e., concave tooled joint; v-shaped joint; flush joint, etc. Information on appropriate mortar mixes is available online from the National Park Service's Preservation Brief #2 (Appendix 2).

Previously unpainted brick or stone shall not be painted. Where masonry has been painted, either in contravention of these standards or prior to their adoption, and paint can be safely removed, this should be done.

Waterproof coatings on historic masonry are not permitted because their application can result in damage to the building. See National Park Service Brief #1 (Appendix 1) for more information on this topic.

Sandblasting of masonry, either for cleaning or paint removal, is prohibited. Other cleaning and paint removal techniques require a permit and shall be submitted for review by the Cultural Resources Office.

The pavilion has enclosing walls that consist of a series of bays of travertine veneer and glass set into stone frames as floor-to-ceiling elements. The thin travertine is applied as tile directly to backing material. The wall assembly does not have the usual complement of elements that make masonry walls function well, including a vapor barrier and interior cavity for drainage. The applicant states that there is evidence of water infiltration in the interior plaster walls. For these reasons, and others pertaining to current building code standards, the applicant proposes to remove in entirety the enclosing walls.

The applicant has not provided an analysis of recreating the stone-clad portions of the wall so that they would replicate the appearance, but not the construction method, of the exterior walls. This option, then, remains unexplored.

2) Stucco

Repair existing stucco with stucco that matches the original stucco in strength, color, texture and composition. Information on an appropriate mix and the correct method of repair for historic stucco can be obtained from the National Park Service's Preservation Brief #22 (Appendix 5). As much original stucco as possible should be retained. New stucco should never be applied over existing stucco. If the original finish or texture is evident, it should be replicated in the new stucco. Masonry that shows no evidence of previous stucco application shall not have stucco applied to it. In many instances, the patina of historic stucco is an important feature and should be left unpainted. Waterproof coatings on historic stucco are not permitted. Prefabricated cementitious stucco may be used on non-visible façade and new accessory structures. See the National Park Service's Preservation Brief #1 (Appendix 1) for more information on this topic.

Applicable only to the 1978 building.

3) Siding

Not applicable.

4) Paint

Although there is no specific palette of “approved colors,” it is recommended that the color of paint used be appropriate to the style of architecture, the character of the adjacent buildings, and the neighborhood.

Not applicable.

B. Architectural Elements

Original or historically significant architectural features shall be maintained and repaired rather than replaced. Architectural elements on existing structures shall be maintained in their original size, proportion, detailing and material(s). No historic architectural detail or trim shall be obscured, covered or sheathed with material of any kind. It is understood, however, that historically correct awnings, storm sash or shutters may partially obscure some details when viewed from certain angles. (See paragraph B.5.) ...

The installation of the windows in the pavilion is as unusual as the wall assembly system. They are described as a field installation of glass glazed directly to stone jambs. The tall narrow single-panes of glass have joints of glazing caulk only. They cannot be replaced in-kind, although custom-made replacement windows could approximate their appearance.

2) Doors

Original or historic doors when visible shall be preserved through repair and maintenance. If original or historic doors have been removed, or cannot be repaired, replacement doors will be wood and replicate the proportions of the appropriate historic door. Security bars or security screens are not permitted on a door above the basement level unless it can be demonstrated through an historic photograph or drawing that they originally existed on the doors. Use of reflective or tinted glass (as distinguished from art glass) in doors is prohibited. Leaded, colored and reflective glass shall not be used as a replacement material in a door panel that was not originally or historically that material.

In order to provide accessibility to people with disabilities to commercial spaces and places of public accommodation, it may be necessary to install a ramp or sloped pavement. Such work shall not destroy historic fabric, although providing access to enter a rehabilitated space is a high priority and shall be provided if at all possible. Slight modifications to the entrance may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing-clear hinges. When entrance hardware of historic commercial properties or places of public accommodation have pinch and twist functions that are not accessible, the historic hardware shall be maintained while allowing the door to function as a push/pull operation during business hours. Automatic door opening mechanisms may be installed in a manner that does not harm historic materials.

The main entrance to the building in the Lindell façade is a pair of glazed two-leaf doors set into a fairly standard aluminum storefront framing system. There is one accessible entrance through a passageway that flanks the Lindell access to the parking garage of the 1978 building; it appears clearly to be a secondary entrance, and provides access to the single elevator that serves both buildings.

The proposal is to excavate at the main entrance in order to provide access at grade into the building's lower floor. The storefront framing system would be replaced with the same number of vertical bays. The entrance would be a pair of glazed two-leaf entrance doors.

3) Porches and Balconies

Not applicable.

4) Architectural Detail

Original or historic details shall be preserved through in-kind repair and maintenance and shall not be obscured, covered or sheathed. Photographic evidence will be provided of the deteriorated condition of original or historic details and component elements such as pediments, fascia, cornices, brackets, dentils, pilasters, columns, capitals, bases, etc., to justify replacement. The replacements shall exactly replicate the original or historic details and component elements in size, dimensions, proportion, profile, shape, geometric pattern, color, and, in the case of column shafts, entasis or taper. Replicas shall be of the same materials as the original or historic details or component elements, or may be fabricated of a substitute material, for example cast stone or molded fiberglass, that exactly replicates the size, proportion, profile, shape, color, and geometric pattern of the original or historic element. If an original or historic detail or component element been removed, it should be replicated when evidence, (e.g., an historic drawing or photograph) is available to document what was originally there.

The architectural elements of 1960s and 1970s buildings differ from those mentioned in these standards. The most distinctive element of the buildings is the set of unusually-shaped exterior columns that narrow and broaden in two dimensions. The cantilevered floor plate of the second story meets the columns at their widest point; horizontal planes at terrace level, as well as the flat eaves, provide important horizontal counterpoints. These elements would remain intact. The two slab-like piers that frame the entrance would also remain unaltered.

The corners of the Lindell façade of the 1978 building have similar column forms that acknowledge those of its companion building. Comparable slab-like piers frame the entrance to the garage and engage with prominent piers that rise through the façade. These elements would also be left intact as the exterior expression of structure and the original design.

5) Awnings, Canopies and Wooden Shutters

Not applicable.

6) Entry Vestibules

Not applicable.

7) Roofs

The visible form of the roof, as in its shape and pitch, and the presence or absence of dormers and other roof elements, shall not be altered. ...

No changes are proposed to the flat roofs.

8) Chimneys
Not applicable.

9) Storefronts
Not applicable.

Site Work

A. Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought-iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district. ...

The existing black stone retaining walls will be retained.

B. Parking

All off-street parking, whether a surface lot or a parking structure, that is required for new or existing commercial buildings shall be located behind or to the side of the building. Where visible from the street, parking shall be effectively screened using appropriate materials such as masonry walls, iron fencing, opaque landscaping, etc. Where possible, entry and exit to all parking shall be from an alley, or if this is not possible, from a secondary street.

No changes to the on-site parking is proposed.

C. Landscaping

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

The Optimist International sculpture near the Lindell entrance will be removed and a water feature will be re-established at the site.

D. Paving and Ground Cover Materials

Where there is a predominant use of a particular ground cover or paving material, any new or added material should be compatible with the existing streetscape. Crushed rock is not acceptable for paving or as a replacement material for lawns or vegetative ground cover. Brick paving when used, should be installed with a compacted or constructed base and with materials and techniques that will provide a stable, firm and slip-resistant surface suitable as

an accessible route. Asphalt is not an acceptable material for walkways or for driveways visible from the sidewalk or street.

Any new or replacement on-premises paving would be comparable to the existing exposed aggregate paving.

E. Exterior Furnishings, Lighting and Utilities

The design and location of all permanent exterior furnishings such as gazebos, garden sheds, and fountains require a permit approved by the Cultural Resources Office prior to placement.

...

Original or historic light standards, lamps, and lanterns shall be preserved through repair and maintenance. If they have been removed, their replication is encouraged when an historic drawing or photograph is available to document what was originally there. All new lighting fixtures, whether free-standing or attached to a structure, shall be either authentic period styling or high quality contemporary design of appropriate material and size and shall be of scale and height appropriate to the building where they are installed. In all cases, attention shall be given to the quality or intensity of light emitted to ensure that it is compatible with the character of the historic residential environment. No exposed conduit shall be used. Well-designed landscape and architectural lighting is permitted; however, lighting fixtures must either be recessed or screened by plantings. Security lighting shall not be of a direction or intensity that is invasive of neighboring properties or pedestrians. All exterior lighting must comply with the attached guidelines that limit light pollution. (Appendix 6) Where possible, new utility lines shall be underground.

A new lighting program would use LED fixtures on a time clock and accentuate the sculptural structural elements of the building.

F. Mechanical Equipment

HVAC condensing units, solar panels, communication devices, such as satellite dishes, antennae, etc., shall not be visible from the sidewalk or street. Condensing units should be placed on the roof or to the rear of the property and should be screened appropriately. Electrical meters and conduit should be placed in an unobtrusive location and be painted to match the building. Free-standing cell towers are not permitted in the historic district. Cell towers that are incorporated on roofs of tall buildings shall not be visible from the street or sidewalk.

New rooftop equipment would be placed at the southeast corner of the pavilion.

F. Signs

Signs on commercial buildings shall be in accordance with applicable provisions of the zoning ordinance. Signs are further restricted below:

The following are not allowed:

1. Non-appurtenant advertising signs.
2. Pylon signs.
3. Wall signs above the second floor window sill level.
4. Roof-top signs.

5. Projecting signs that obstruct the view of adjacent signs, obstruct windows or other architectural elements, or extend above the second floor window sill level.
6. Signs with flashing or moving elements.

Only one projecting sign is permitted for each establishment, unless it occupies a corner storefront; in this case, two signs are permitted, one on each façade.

Brass or bronze wall plaques identifying the name of the business or businesses are appropriate and should be encouraged.

When an existing non-conforming sign needs to be replaced, it shall be replaced with a sign that conforms to these standards.

The applicant proposes a single backlit sign.

G. Curb Cuts and Driveways

No curb cuts for vehicles and driveways shall be introduced into the historic streetscape. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. However, where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability. Removal of non-historic curb cuts and driveway and restoration of original landscape, tree lawn, and curbing is encouraged.

No new curb cut or driveway is proposed.

CULTURAL RESOURCE OFFICE COMMENTS FRAMING THIS PROPOSAL

- This project represents some of the challenges in the rehabilitation of Mid-Century Modern buildings: poor performance of assemblies and systems, experimental or unusual building envelopes, and little concern for energy performance.
- The prevailing rehabilitation approach to poorly performing Mid-Century Modern wall assemblies is to replace materials, if necessary, and retain the original design intent. The Lever House in New York City was entirely reglazed because of the failure of the curtain-wall system and there are other examples of this problem being solved with reglazing resulting in a very similar appearance.
- Enthusiasm for Mid-Century architecture in St. Louis has not been accompanied by very much experience in the realities of rehabilitation of buildings from this era. It is likely that, as with the glazed curtain wall system replacements, some changes will be proposed for buildings of this era that do not meet rehabilitation standards for older buildings.
- Many of the most distinctive examples of Mid-Century Modern architecture are idiosyncratic in design and construction to meet an original building program. Our approach to the rehabilitation of these buildings will likely have to be as sophisticated as the original design in order to enable some of these buildings to be placed into new uses and avoid demolition of them.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Intent Statement and Commercial Building Design Standards, Repairs and Rehabilitation in Historic Commercial Buildings sections of the Central West End Historic District Standards, led to these preliminary findings:

Property status findings:

- 4490 Lindell and 4494 Lindell are located in the Central West End Historic District.
- Both buildings were erected by the Optimist International organization. The corner pavilion was designed by Hari van Hoefen of the Schwarz & Van Hoefen firm and was completed in 1962. The east building, also designed by Van Hoefen, was completed in 1978.
- The property was identified as architecturally significant for the pavilion in the recent survey of Mid-Century Modern architecture in St. Louis and based on that survey, the corner pavilion is considered to be eligible for listing in the National Register of Historic Places.
- The 1978 building, while part of the Optimist property, is a separate building and does not, at an age of less than 50 years, have the exceptional architectural significance that would make it eligible for National Register listing. The proposed alterations for this building appear to avoid changes that would make it a less compatible companion to the corner building or appear to be partially remodeled, and are therefore considered to be appropriate.
- The intent statement of the Central West End historic district standards does not differentiate between the age and status of buildings. However, the properties are identified, as all others built after 1941, as non-contributing buildings in the Certified Local Central West End Historic District.

Project proposal findings:

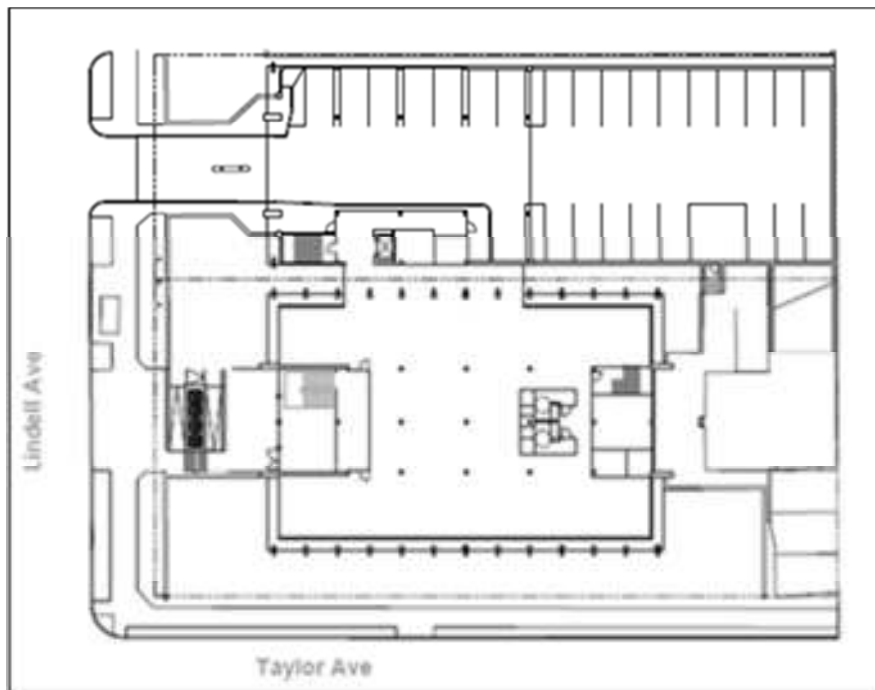
- This proposal does not meet the intent of the historic district standards for maintaining the historic materials and character of the exterior walls and windows.
- The travertine tile exterior of the walls of the pavilion is applied directly to material behind it in an atypical construction method. The applicant's architect describes it as a "tiled interior partition wall" placed to perform as a "mass wall."
- The windows of the pavilion are units field-glazed to stone frames. The glazing consists of panes of glass joined only by caulk in each opening. They could not be replaced in-kind, although custom made sash could approximate their appearance.
- The applicant submits evidence that the exterior envelope of the pavilion – the travertine veneer and the field-glazed windows – comprise a poorly-performing building envelope and asserts that it cannot be repaired. Submitted materials do not point to any area that requires repair at this time, but there is concern regarding long-term performance.

- The applicant has not submitted an analysis of the technical requirements or costs for reconstructing the walls of new materials so that they have an in-kind appearance, although constructed of standard methods.
- The applicant declined to work out a compromise to leave a repaired portion of the exterior wall intact or to reconstruct a portion of the wall. That approach, which would still include changes beyond those considered appropriate for most architecturally significant buildings. A compromise that would retain evidence of the original design of the building would come closer to meeting the intent of the historic district standards.
- As an alternative to retaining or reconstructing the exterior walls to appear as originally designed, the applicant proposes to install a glazed wall with the former bay rhythms indicated in the treatment of the glass. This significant alteration to the building is counter to the intent of the historic district standards.
- The other character-defining architectural elements of the pavilion – the exterior structural columns, the masonry piers framing the entrance, the set of horizontal slabs that connect with the piers and columns: the terrace, cantilevered second floor, and roof soffits – would remain intact.
- The creation of an accessible main entrance is proposed by excavating down to provide an at-grade main entrance into the lower story in the Lindell façade.
- The proposal meets all of the Site Work standards in the historic district standards.
- At the request of the Cultural Resources Office, the applicant provided the typical range for the ratio of glazing to solid walls for Class A commercial office space, which is reported to be 35-40 percent. The overall percentage for the 1962 building is 24.6 percent.
- Suggestions to increase the lighting into the interior in ways other than through the exterior walls have been described as not workable options due to the configuration of the site and building code requirements.
- As the International Energy Conservation Code requires that all “additions, alterations or repairs” to existing buildings must comply with current energy standards, and as the Optimist Buildings are not “listed or certified” as historic buildings, the buildings are not exempt from the requirements.
- There are building-specific conditions and building code requirements that would need to be addressed by any future owner. Yet rehabilitation solutions, which range from retention of some of the original wall design to reconstruction of the wall and windows to perform better and meet modern energy codes, are not proposed.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant approval to the proposed alterations to the east building. It also recommends that the Board consider granting Preliminary Approval to the remodeling project *if* it is convinced that the pavilion has enclosing walls that cannot be saved and a window configuration that would not support modern use and determines that it would save the enough of the essence of the distinctive design of the pavilion.



LINDELL BOULEVARD FAÇADE OF PAVILION



PROPOSED SITE PLAN



PROPERTY IN 2015



PROPOSED REMODELING



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: October 26, 2015

ADDRESS: 2017 Arsenal Street

ITEM: Appeal of Director's to install handrails

JURISDICTION: Benton Park Local Historic District — Ward 9

STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2017 ARSENAL STREET

OWNER:

Benton Park LLC/Dan Kelly

APPLICANT:

Benton Park Inn/Dan Kelly

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as handrails do not comply with the Benton Park Historic District Standards.



THE CURRENT WORK:

The owner has a building permit application to install new handrails at the front steps at 2017 Arsenal. The proposed handrail design is not based on a Historic Model Example (HME), so it does not meet the Benton Park historic district standards. The permit application was denied, and the owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

ARTICLE 2: EXISTING BUILDINGS

206.6 Metal Elements At Public And Intermediate Facades

Reconstructed metal handrails and architectural detailing shall be of one of the types of metals or other replacement materials listed under Section 207.1(2).

207.1 Wrought and Cast Iron Accessories

Comment: Wrought and cast iron accessories, such as balcony railings and cresting, were once common in the Benton Park Historic District, particularly on the Federal style buildings. Black is the preferred color.

1. Existing wrought and cast iron accessories shall not be removed or altered in form.

Comment: Owners are encouraged to reconstruct balconies where they once existed if the original brackets are still in place.

2. Replacement Materials

1. New or re-used metal accessories based on a Model Example, or;
2. Plastic or other molded or cast material which replicates the appearance of the original.

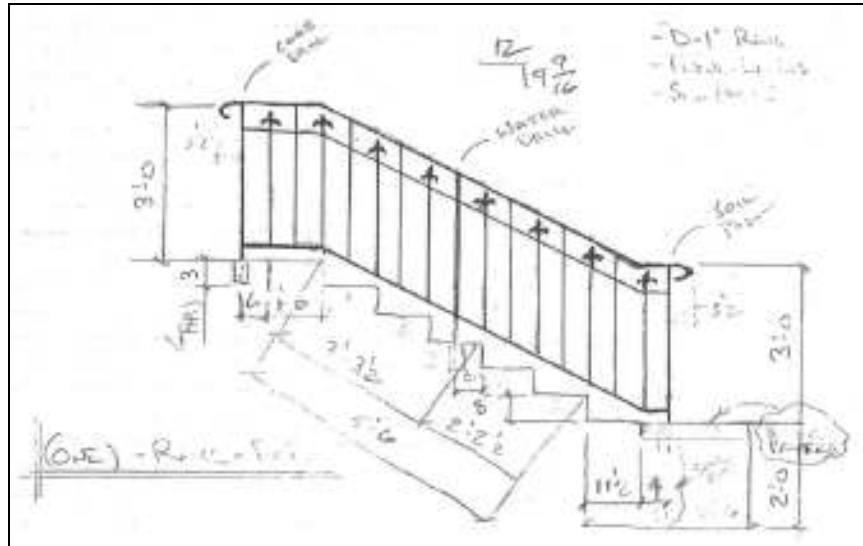
Does not comply. Proposed handrail is based on a fence design, not an appropriate historic handrail design.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Benton Park District standards and the specific criteria architectural details led to these preliminary findings.

- 2107 Arsenal Street is located in the Benton Park Local Historic District.
- The handrails are located on a Public Façade and therefore must follow a Historic Model Example.
- The proposed handrails are based on a historic fence and do not comply with the Benton Park standards. A Model Example for a handrail would be a more simple design without the fleur-de-lis or based on an historic handrail on a structure of similar architectural style.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to install handrails as they not comply with the Benton Park Local Historic District standards.



PROPOSED HANDRAIL DESIGN



TWO SETS OF STEPS WHERE HANDRAILS WOULD BE INSTALLED



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

F.

DATE: October 26, 2015
ADDRESS: 2865 Lemp Avenue
ITEM: Appeal of a Director's denial of a building permit to construct an addition on a Semi-Public façade
JURISDICTION: Benton Park Historic District — Ward 9
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2865 LEMP AVENUE

OWNER/ARCHITECT

Hank Hart/Chris Gainey

STAFF RECOMMENDATION:

That the Preservation uphold the Director's denial of the application to construct the addition as it is not compliant with the Benton Park Historic District Standards.



THE PROJECT

The applicant proposes to construct an addition that would expand the width of a historic rear wing and rise above the one-story rear section of a single-family house in the Benton Park Local Historic District

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District Rehabilitation and New Construction Standards

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 - a. Existing or once existing within:
 - ii. The Benton Park Historic District; or,
 - iii. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 - b. Offered to prove that:
 - i. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 - ii. A design proposed for constructing a new building which will result in a building compatible with its architectural environment; and
 - c. Of a comparable form, architectural style and use as:
 - i. The building to receive the constructed or reconstructed element; or,
 - ii. The building to be constructed.

Does not comply. The applicant has not submitted a Model Example that would serve as the design of the addition.

101.17 Public, Semi-Public and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

1. Public Facades

The following architectural elevation(s) of a building:

1. A Facade which faces a public street, including those sections of such elevation which are recessed; or
2. The section of a side elevation of a building which is set forward of an adjacent structure.

2. Semi-Public Facades

The following architectural elevation(s) of a building:

1. Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.
2. Rear elevation of a corner building which is visually dominant from a street.

3. The facade of a carriage or alley house which faces the alley.

Comment: A facade of a building which was once Private does not become Public, but instead Semi-Public, if it is exposed by demolition. If the classification of a facade is disputable between two classifications, the higher classification shall apply. Public is considered the highest, Semi-Public the second highest and Private the lowest.

The north side of the dwelling, where the rear wing would be widened and the additional stories rising above the rear wing would be visible, is a Semi-Public Façade

209 NEW ADDITIONS TO EXISTING BUILDINGS

1. No new additions shall be made to the Public or Semi-Public Facades except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 75 years of age.
2. New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 75 years of age are subject to New Construction Standards for like facades. Comment: New Additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Facade.

The addition would be to the rear portions of a Semi-Public Façade.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 - a. New buildings shall have their Public Facades parallel to the Public Façade of the adjacent buildings....

Not Applicable

2. Setback

- a. New buildings shall have the same setback as adjacent buildings....

Not Applicable

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

The addition would significantly increase the mass of the historic building but would not introduce an overall mass not comparable to those of adjacent buildings.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window.)
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

The scale of the addition would significantly increase the scale of the building and its larger size would be visible from the street. But as it is a relatively small building, its new size would not be perceived as out-of-scale in the block setting.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block, then the proportions shall be comparable to those of adjacent blocks.

Not Applicable

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Façade of a new building shall be no less than 25% and no more than 33% of the total area of the façade.
3. The height of a window in a Public Façade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Not Applicable

301.6 Façade Material and Material Color

1. Finish materials shall be one of the following:
 1. For walls:
 1. Kiln-fired brick (2-1/3" x 8" x 3-5/8")
 2. Stone common to the Benton Park Historic District
 3. Scored stucco and sandstone
 4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Does not comply as a Semi-Public Façade has the same requirements as a Public Façade. The proposal calls for the addition to be clad in a cement horizontal lap siding. A Model Example would be a rear wing of brick, as exists on this building.

2. For foundations:
 1. Stone, new or reused, which matches that used in the Benton Park Historic District;
 2. Cast-in-place concrete with a stone veneer; or,

3. Cast-in-place concrete, painted.

Complies.

2. Finished façade materials shall be their natural color or the color of the natural material which they replicate or, if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

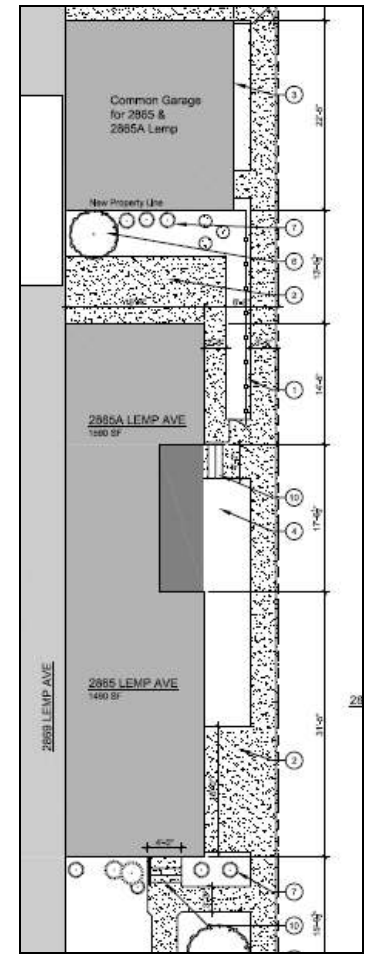
Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for additions and new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The building is located in the Benton Park Local Historic District.
- The applicant has not submitted a Model Example for the design of the addition.
- This building exhibits common forms of rear wings: a narrower multi-story one adjacent to the main block, and a one-story one at the alley end of the building.
- While the addition would not expand significantly the footprint of the house, it would alter the form of the dwelling as a three-part one with a narrower rear wing and a one-story addition to the rear to an entirely three-story house.
- The addition would be perceived more as a remodeling of the rear of the house than as an addition, which usually leaves the historical forms of a building identifiable.
- The proposed design does not comply with all requirements for constructing an addition to a Semi-Public facade in the Benton Park Historic District Standards in the use of materials.

Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial the new addition as it is not in compliance with the Benton Park Local Historic District Standards.





SHOWING AREA OF PROPOSED ADDITION OUTLINED IN RED



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: October 26, 2015
ADDRESS: 4308 Dr. Martin Luther King Drive
ITEM: Appeal of Director's to construct a commercial building
JURISDICTION: The Ville Local Historic District — Ward 4
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



4308 DR. MARTIN LUTHER KING DRIVE

OWNER:
Russco Properties LLC/Ed Russco

APPLICANT:
Miller Construction/John Miller

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the commercial building does not comply with The Ville Historic District Standards.



THE CURRENT WORK:

The applicant applied for a permit to construct a 7,500 square-foot laundromat and business retail center at his property at 4308 Dr. Martin Luther King Dr. The project would include extending the existing parking lot. The building would be set back nearly 154 feet from the street and would be partially behind an existing building at 4324 Dr. Martin Luther King Dr. The permit was denied as the proposed materials of concrete block and vertical metal siding do not meet The Ville Historic District standards. The applicant has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #60236, The Ville Historic District:

2. Structures: New construction or alterations to existing structures: Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.

A. Height:

1. On blocks where buildings are the same height, renovated structures are to be "appropriate to" that height.
2. On blocks with varying heights, new or renovated structures should be compatible with 25 percent of these heights.

Complies. There are both one- and two-story structures on the block.

B. Exterior Materials:

Materials for new or renovated structures are to be compatible with the original building materials. Raw aluminum or steel is not acceptable. "Building material samples shall be submitted to HUDC [now CRO] upon request."

Does not comply. The proposed exterior materials are split-faced concrete block and vertical metal siding. The original building materials in the area are predominantly brick and stone. While a masonry material is compatible, metal siding has historic origins in an industrial material and although it used more widely now in areas of new construction, it is not seen as a compatible material in a historic district.

C. Details:

Architectural details on existing structures shall be compatible with existing details in terms of design. Raw or unfinished aluminum is not acceptable for storm doors and windows. Awnings are to be of canvass or canvass like only. Gutters shall not be made of raw or unfinished aluminum or steel. Balconies and porches on new or renovated structures should be compatible with original design and new storefronts are to be compatible with the "historic storefront design."

Partially complies. The proposed storefronts are compatible with "historic storefront design," however, the storefronts are proposed to be an anodized aluminum finish.

D. Roof Shapes:

On blocks where a roof shape and lines are dominant. New or renovated structures should have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures should have roof shapes and lines that are compatible to the existing. Aluminum or plastic siding, corrugated sheet metal, tarpaper and bright colored asphalt shingles on mansard roofs are not acceptable where visible from the street. A consistent material should be used on any given roof.

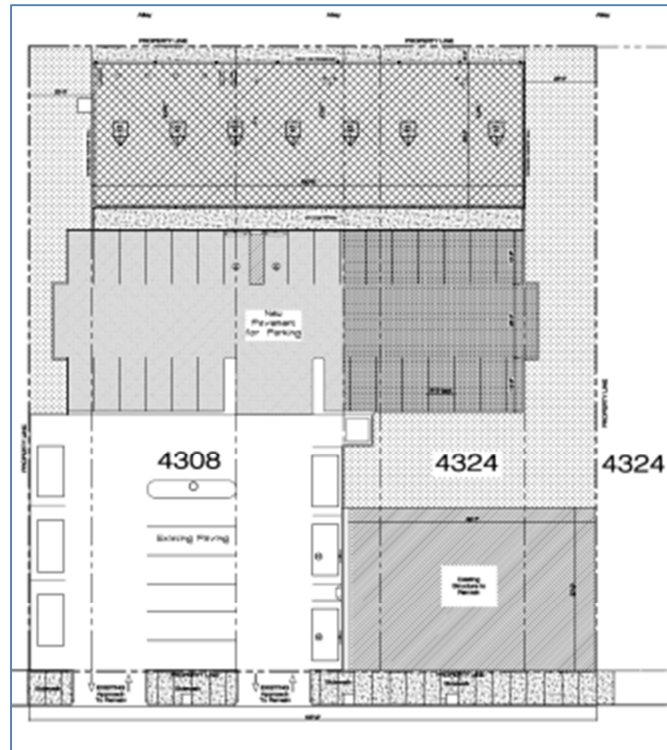
Complies. The majority of the buildings on the block have flat roofs.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of The Ville Historic District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4308 Dr. Martin Luther King Dr. is located in The Ville Local Historic District.
- The proposed building is a one-story, flat roof commercial building.
- The height and roof shape of the proposed building comply with the standards.
- The proposed combination of split-faced concrete block and vertical metal siding is not appropriate, compatible materials for new construction under the historic district standards.
- The design of the storefronts complies with the standards but their unfinished aluminum appearance does not comply.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to construct a commercial building as it does not comply with The Ville Local Historic District standards.



PROPOSED SITE PLAN



PROPOSED FRONT ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: October 26, 2015
ADDRESS: 5052 Westminster Place
ITEM: Appeal of the Director's denial to construct a retaining wall
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



5052 WESTMINSTER PLACE

OWNER/APPLICANT:

Aaron Biala/ Anne Moore, Landscape Architect

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The applicant has applied for a building permit to install a stone retaining wall in front of the building at 5052 Westminster Place; construction was started without a permit. The application was denied as the retaining wall did not meet the Central West End historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

B. Landscaping

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

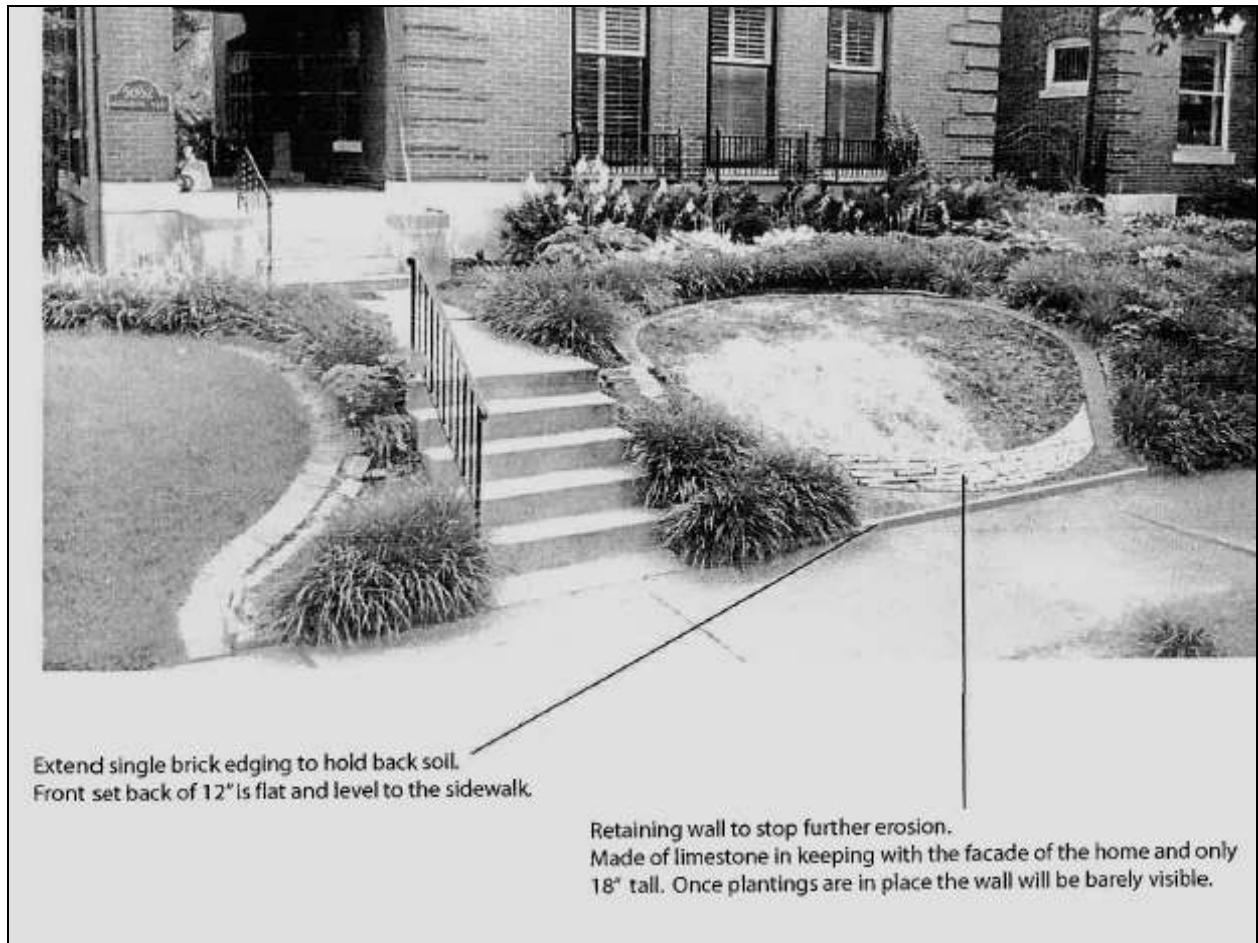
Does not comply. The proposed project would alter the original terrace. The terrace has been excavated but additional work stopped when a neighbor confronted the owner regarding required permits.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 5052 Westminster Place is located in the Central West End Local Historic District.
- Excavation for the retaining wall construction began without a permit.
- The original slope of the front terrace was not altered previously. Bricks were laid to edge the sidewalk to help retain the soil.
- The proposed wall would be semi-circular and constructed of natural limestone.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Central West End Local Historic District standards.



PROPOSED WALL



VIEW OF PROPOSED WALL WITH MATURE LANDSCAPING



SITE LOOKING WEST



SITE LOOKING EAST



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

DATE: October 26, 2015
ADDRESS: 4387 Westminster Place
ITEM: Appeal of a Director's denial to replace wooden soffit, fascia, and crown molding with fiber cement board.
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4387 WESTMINSTER PLACE

OWNER/APPLICANT:
Joseph Scoggin

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the proposed material change does not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The applicant has applied for a building permit application to replace the wooden soffit, fascia and crown molding at 4387 Westminster Place. The application was denied as the proposed work cannot replicate the original appearance of the detailing and the material change did not meet the Central West End historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

4) Architectural Detail

Original or historic details shall be preserved through in-kind repair and maintenance and shall not be obscured, covered or sheathed. Photographic evidence will be provided of the deteriorated condition of original or historic details and component elements such as pediments, fascia, cornices, brackets, dentils, pilasters, columns, capitals, bases, etc., to justify replacement. The replacements shall exactly replicate the original or historic details and component elements in size, dimensions, proportion, profile, shape, geometric pattern, color, and, in the case of column shafts, entasis or taper. Replicas shall be of the same materials as the original or historic details or component elements, or may be fabricated of a substitute material, for example cast stone or molded fiberglass, that exactly replicates the size, proportion, profile, shape, color, and geometric pattern of the original or historic element. If an original or historic detail or component element been removed, it should be replicated when evidence, (e.g., an historic drawing or photograph) is available to document what was originally there.

Does not comply. The proposed work will not replicate the soffit or crown molding in detail in fiber cement board. The original soffit is composed of three wood boards that are curved to match the rounded bay on the east side of the house. The proposed material cannot replicate that appearance. Also, a decorative crown mold that runs the length of the cornice cannot be replicated by the proposed material.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for architectural detailing on a visible facade led to these preliminary findings.

- 4387 Westminster Place is located in the Central West End Local Historic District.
- The proposed work will not replicate the original appearance of the soffit and crown molding that runs the length of the cornice.
- The proposed material change is fiber cement board in an effort to make the soffit be maintenance free. The soffit and other detailing could be replicated in wood but the owner does not want to incur the additional cost.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Central West End Local Historic District standards.



CURVED SECTION OF SOFFIT



DETERIORATED SECTION OF SOFFIT



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: October 26, 2015
ADDRESS: 2245-47 S. Grand Boulevard
ITEM: Appeal of Director's to install a 10-foot high perimeter fence
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2245-47 S. GRAND BLVD.



OWNER/APPLICANT:

L'Origine Commons LC/Linda Rasmussen

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the fence does not comply with the Shaw Historic District Standards.

THE CURRENT WORK:

The owner applied for a permit to install a 10-foot high fence at the sides and rear of this commercial property. The fence would be made up of panels of wood and possibly other material, including graphic elements, alternating with metal fencing. The reverse of the wood sections are proposed to be covered in vinyl siding. The fence would be anchored in concrete piers extending 8" above grade. The permit was denied as the fence does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

F. Walls, Fences and Enclosures:

Materials and construction of new or renovated fences, when visible from the street, should be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Chain link or wire fabrics are not recommended when visible from the street. If used, painting them black or dark green is then recommended. Height of fences should not exceed six feet. Barbed wire is not allowed.

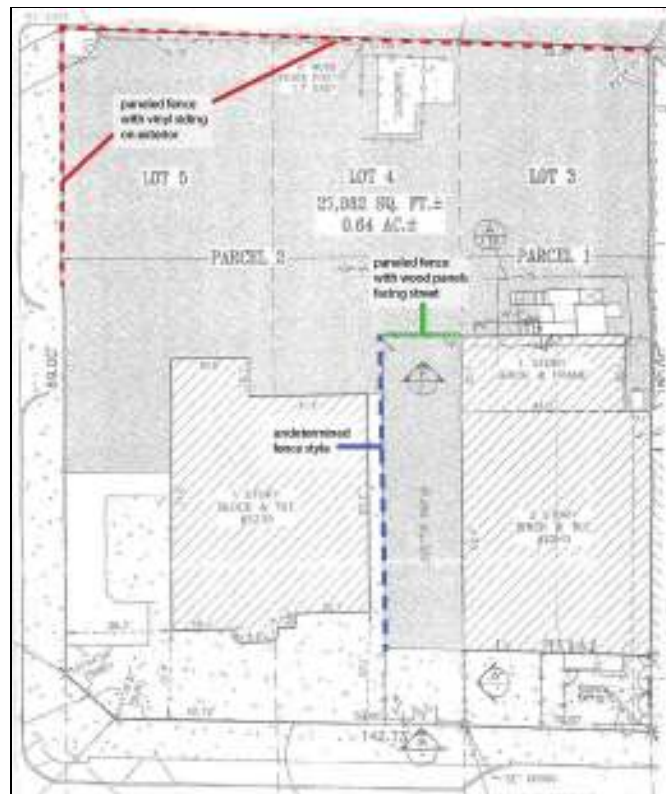
Does not comply. The proposed fence is of a contemporary design which is not compatible with the character of the neighborhood. The exterior of the fence, exposed to street view, will be primarily vinyl lap siding, which is not an approved material for fences in the neighborhood. Some of the fence materials proposed to be used and the graphic elements are unclear on the submitted plans. The fence is proposed to be 10 feet in height which is 4 feet above the maximum fence height in the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for fences on a visible facade led to these preliminary findings:

- 2245-47 S. Grand Boulevard is located in the Shaw Neighborhood Local Historic District.
- The fence's contemporary design, including graphic elements, is not compatible with the character of the historic district.
- The vinyl siding proposed for outward-facing portion of the fence is not an approved material under the historic district standards. It is unclear from the plans what the materials will be for some other portions of the fence.
- The fence is proposed to be 10 feet in height, 4 feet above the maximum height allowed under the historic district standards.

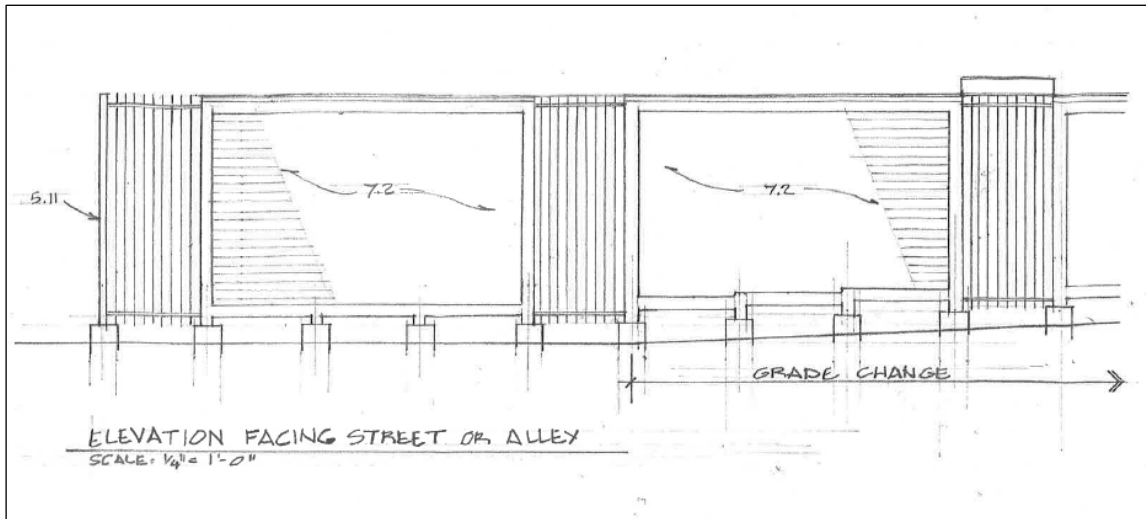
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to install a fence as it does not comply with the Shaw Neighborhood Local Historic District standards.



SITE PLAN SHOWING PROPOSED FENCING



RENDERING OF INTERIOR-FACING SIDE OF PROPOSED FENCE



ELEVATION OF PROPOSED FENCE WITH VINYL-SIDED PANELS



VIEW FROM SHENANDOAH LOOKING AT AREA OF PROPOSED FENCING



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

K.

DATE: October 26, 2015
ADDRESS: 1027-29 N. Grand Avenue — WARD: 19
ITEM: Nomination to the National Register of the Welfare Finance Company Building
STAFF: Betsy Bradley, Director Cultural Resources Office



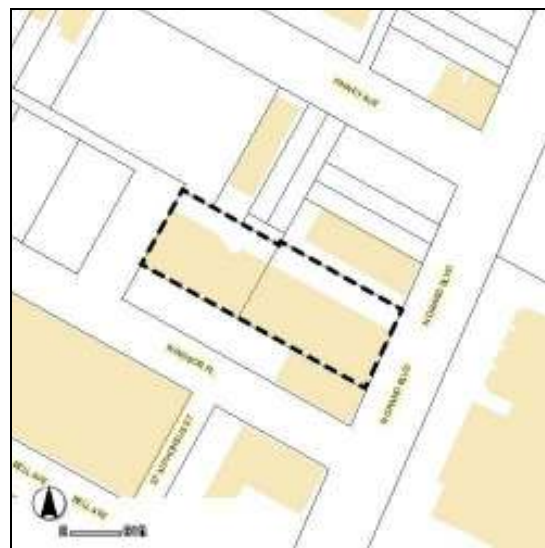
1027-29 N GRAND AVENUE

PREPARER:

Karen Bode Baxter and Tim
Maloney

RECOMMENDATION:

The Preservation Board should
direct the staff to prepare a report
for the State Historic Preservation
Office that the property meets the
requirements of National Register
Criterion C.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Welfare Finance Company Building, located at 1027-1029 North Grand, St. Louis, Missouri, was constructed in 1935 to house the Welfare Finance Company, which had been founded in 1919. The high-profile and innovative architectural firm of La Beume and Klein designed the building in the Art Deco style that the firm often used for commercial buildings. While this small commercial building is not one of their seminal works, it is unusual for a firm noted for its large, distinctive edifices and residential designs to take on the commission for a small one-story commercial building. As the authors of the nomination note, the brick and terra cotta Welfare Finance Company Building has a strong vertical orientation created by prominent elements at the two entry bays and corners. The fluting and reeding in the vertical elements, the stepped parapet and minimal horizontal divisions reinforce the verticality of the design. The detailing associated with the Art Deco style includes a combination of brick and terra cotta to further emphasize the geometric ornamentation along with the use of squared off entries and display windows.

The Welfare Finance Company Building is nominated under Criterion C for Architecture as one of the best examples of the application of the Art Deco style on small commercial storefronts. The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion C.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

L.

DATE: October 26, 2015

ADDRESS: Area bounded by Holly Hills Blvd, the Missouri Pacific right-of-way; Burgen Ave, Dover Place, Leona Street and Ray Avenue, — WARDS: 11 and 13

ITEM: Nomination to the National Register of the Holly Hills Historic District

STAFF: Andrea Gagen Preservation Planner, Cultural Resources Office



HOLLY HILLS BOULEVARD

PREPARERS:

Lynn Josse and NiNi Harris

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Holly Hills Historic District is a 135-acre district includes approximately 21 city blocks in four subdivisions platted between 1923 and 1933 along with several adjacent lots outside of any subdivision boundaries. The 649 primary buildings (almost all residential) in the district represent an intact collection of high-style and vernacular dwellings reflecting popular architectural styles of the 1920s into the 1960s; almost 90 percent of the buildings were erected before 1940. Taken as a whole, this collection of buildings exemplifies the dominance of period revival styles in the 1920s and their evolution into the Modern era.

The Holly Hills Historic District is locally significant under Criterion C in the area of Architecture. The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion C.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

M.

DATE: October 26, 2015

ADDRESS: 4340 Duncan Avenue — WARD: 17

ITEM: Nomination to the National Register of the St. Louis Post-Dispatch Rotogravure Printing Plant

STAFF: Betsy Bradley, Director Cultural Resources Office



4340 DUNCAN AVENUE

PREPARER:

Elizabeth Reiseth, MacRostie
Historic Advisors, Christina Clagett,
The Lawrence Group

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The St. Louis Post-Dispatch Rotogravure Printing Plant was the exclusive rotogravure printing plant for the St. Louis Post-Dispatch from 1930 through the early 1970s. The Post-Dispatch was the first St. Louis newspaper to utilize the rotogravure process, a revolutionary printing technique popularized by the newspaper industry. The newspaper printed its first rotogravure photographs in 1915 and color rotogravure pictures in 1925. Following the construction of this purpose-built plant in 1930, the newspaper became a leader in the development of rotogravure printing. The construction of the plant that allowed more use of photographs corresponded with a reduction in the use of sensational photographs and the rise of photo-journalism, specifically the introduction of the Sunday PICTURES supplement in 1938.

The strong association with this printing plant, improved photograph printing in newspapers and in particular the St. Louis Post-Dispatch and rise of more serious photojournalism supports the argument that printing plant is eligible for listing in the National Register under Criterion A for communications. The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

N.

DATE: October 26, 2015
ADDRESS: Area bounded by Gravois Avenue, Texas Avenue; and Lynch Street, — WARD: 9
ITEM: Nomination to the National Register of the Gravois-Jefferson Streetcar Suburb
Boundary Increase 1
STAFF: Betsy Bradley, Director Cultural Resources Office



2600 BLOCK OF GRAVOIS

PREPARERS:

Michael Allen & Audrey Woika

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A and C.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The addition of the nominated boundary increase to the Gravois-Jefferson Streetcar Suburb Historic District would support the nomination's assertions about Gravois Avenue's significance as a bounding artery, and its claims that modern changes to Gravois have not diminished integrity. There are three primary buildings, one of which is non-contributing due to alterations, and two secondary buildings in the area of the increase. These buildings exemplify the types of commercial buildings that give the District architectural significance, and embody the development of the commercial corridor as key to the planning and development of the larger streetcar suburb. Inclusion of this block in the District is justified and logical.

The Gravois-Jefferson Streetcar Suburb Boundary Increase 1 is locally significant under Criterion A for Community Planning and Development and Criterion C in the area of Architecture. The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A and C.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

O.

DATE: October 26, 2015

ADDRESS: 3965 Westminster Place — WARD: 18

ITEM: Nomination to the National Register of the House at 3965 Westminster Place

STAFF: Betsy Bradley, Director Cultural Resources Office



3965 WESTMINSTER PLACE

PREPARER:

Michael R. Allen, et al, Preservation
Research Office

RECOMMENDATION:

The Preservation Board should
direct the staff to prepare a report
for the State Historic Preservation
Office that the property does not
meet the requirements of National
Register Criterion C.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The dwelling at 3965 Westminster Place was completed in 1892 as a product of speculative developer and builder Pierre Nagle. It exhibits the influence of architect H.H. Richardson's use of the Romanesque style, as well as common building patterns in St. Louis: the use of brick, round-arched windows beside an entrance porch as a façade design, and the use of rock-faced limestone for a raised foundation and porch elements. The dwelling that Nagle sold to druggist M.W. Alexander was large, but not a mansion, and was a relatively early part of the development of the Central West End into the city's most fashionable upper-class streetcar suburb.

The nomination illustrates the variety of Richardson-influenced designs and the conflation of the bold forms of the Romanesque style with the craft of the brick masons in St. Louis. Yet the Westminster Place house does not appear to be architecturally significant as an influential or important example of this work and has an architectural presence similar to other historic residences remaining on the block. This type of residence would in most circumstances be considered to be a contributing building in a historic district. Even as there are too few historic dwellings in the vicinity to support the nomination of a historic district, it does not follow that the building is eligible individually for its architectural design. The nomination is rich in detail about the builder and first owner, but does not provide evidence that supports the assertion that it is an important example of Richardsonian Romanesque style or influenced the design or form of dwellings that followed.

The Cultural Resources Office does not concur that this property is eligible for listing in the National Register under Criterion C.